WINTERS BUILDINGS, ST. ANN'S SQUARE, MANCHESTER

BAT SURVEY REPORT

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BAT SURVEY REPORT

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[redacted]

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1 INTRODUCTION

1.1.1 Evergreen Ecology Ltd was commissioned by Cubic Works Ltd to undertake a Potential Roost Assessment and subsequent dusk emergence survey of the Winters Buildings, St Anns Square, Manchester, M2 7PW, prior to conversion of the 4th floor attic space including the installation of a roof terrace, roof repairs and area of new pitched roof. Building location is shown in Figure 1 below and hereafter be referred to as "the Site".

Figure 1* – Winters Buildings, St Anns Square, Manchester *(MAGIC maps, 2026)



2 METHODOLOGY

2.1 Guidelines

2.1.1 All survey methodologies and assessments followed the Bat Workers' Manual (Joint Nature Conservation Committee, 2004) and Bat Surveys for Professional Ecologists - Good Practice Guidelines, 4th edition (Collins, 2023).

2.2 Bat Roost Potential Assessment

2.2.1 An internal and external inspection of the building was undertaken to determine its bat roost potential status. The inspection was undertaken on the 2nd July 2026 by Richard Laws MCIEEM, an ecologist with over 12 years' experience undertaking bat survey work. Where accessible the exterior walls of the building were searched for evidence of roosting bat activity including droppings, rub or scratch marks, feeding remains, staining at potential roosts and exit holes, live or dead bats, and features, such as gaps, missing bricks, lifted tiles and openings surrounding the roof top. Field

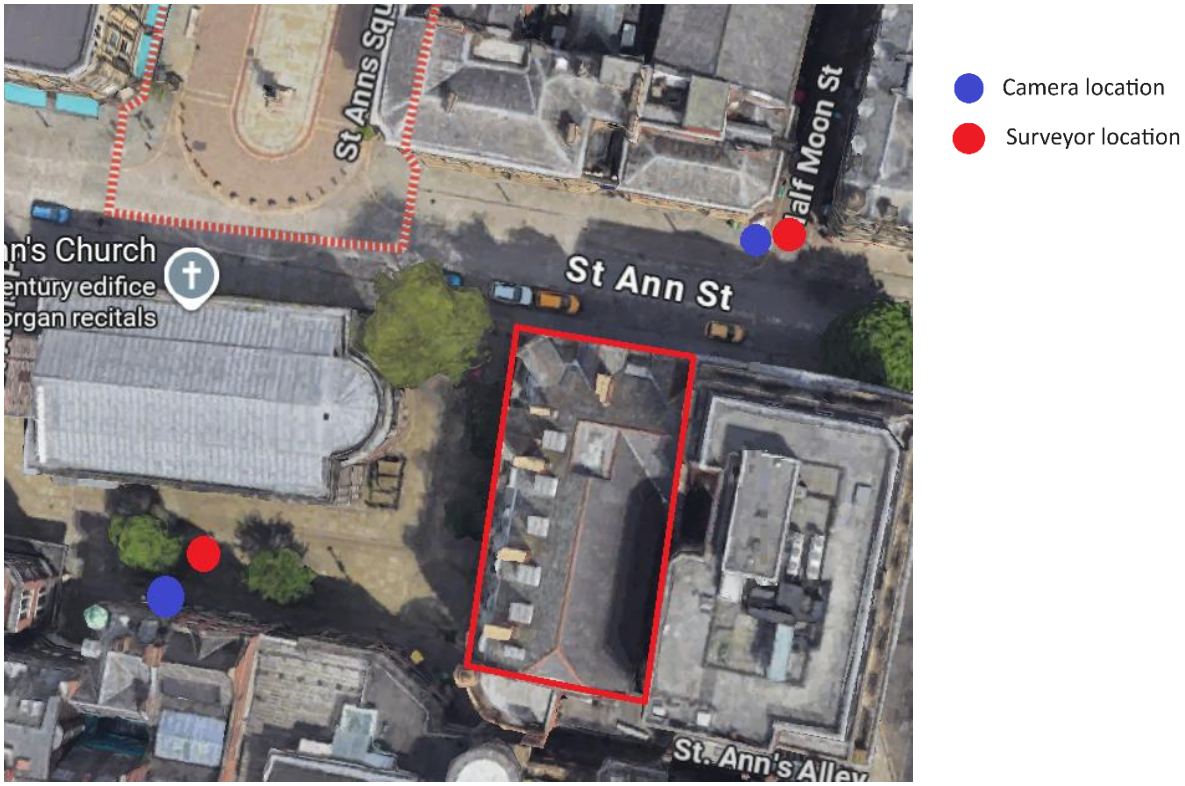
signs for bats were searched for internally, including droppings, wings/feeding remains, staining, marks, live or dead bats and any gaps for internal access.

2.2.2 Based on the location, age, type of building, features and evidence recorded, habitat and lighting present, the building was given a rating from negligible to high roost potential as described in the Bat Conservation Trust (BCT) guidelines (Collins et al 2023). The bat roost potential of the building is then used to determine the requirement for any further surveys in the form of dusk emergence to confirm presence/absence of roosting bats.

2.3 Dusk Emergence Survey

2.3.1 A single dusk emergence survey was undertaken on the building following confirmation of low bat roost potential. The survey was undertaken on the 22nd July 2026, involving two experienced surveyors. A surveyor was positioned on either side of the building where bats could realistically emerge due to adjoining building of greater height. Each surveyor had a bat detector (Ipad with Echo Meter Touch Pro) and Night Vision Aid (NVA) being Pixfra Arc A613. See Figure 2 below showing the position of cameras and surveyors.

Figure 2 – Camera and surveyor locations around the Building (Google maps, 2026)



2.4 Legislation

2.4.1 All species of bats are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Under this legislation it is illegal to:

- Intentionally or deliberately kill, injure or capture a bat;
- Intentionally or recklessly disturb a bat when it is occupying a roost; and
- Intentionally or deliberately damage, destroy or obstruct access to a bat roost.

2.4.2 A bat roost is defined as being 'any structure or place that is used for shelter or protection', and since bats regularly move roost site throughout the year, a roost retains such designation whether or not bats are present at the time.

2.4.3 It is illegal to carry out work affecting bats or their roosts. Licences to permit illegal activities relating to bats and their roost sites can be issued for specific purposes and by specific licensing authorities in each country.

3 RESULTS

3.1 Desk Study

3.1.1 A review of Natural England's' Nature on a map' shows there are numerous European Protected Species Licences relating to bat roosts within 2km of the Site, the closest being approximately 280m south east. The majority of the roosts are for non-breeding common pipistrelle *Pipistrellus pipistrellus* in areas where waterways or vegetation are in proximity.

3.2 Potential Roost Assessment (PRA)

3.2.1 The PRA was carried out on the 2nd July 2026 which identified the building to be of low potential to support roosting bats. Site photos are provided as an appendix.

External

3.2.2 The Winters Building is a Grade II listed commercial property located at the corner of St Ann's constructed in 1901. It is constructed of a mix of red brick, buff terracotta and stonework. The brickwork and mortar is in good condition with no gaps identified. It was not possible to access on to the roof to inspect however a drone survey has been completed in January 2026 by Living City CCIM to assess its condition which has informed the external assessment. The roof comprises a predominantly pitched slate

roofs incorporating ornate clay ridge tiles and hip details, with stone copings to parapets and verges forming the principal perimeter weathering. Several timber dormer windows are present, each finished with lead-clad roofs and lead aprons and associated stepped lead flashings dressed into the surrounding slate coverings at abutments and junctions. Additional roof areas also include a leaded flat roof section with standing seam construction, together with a small area of mineral-finished flat roofing. The roofscape is further characterised by several ornate brick chimney stacks with lead flashings at their bases, and a lightning conductor. The drone survey identified cracked, slipped, missing and broken tiles within the roof that are Potential Roost Features (PRFs) for bats. A gap is also noted in the joint between the wall and chimney stack. Pictures and arrows showing PRFs are shown in the drone report which should be read in conjunction with this assessment. The majority are in locations where there is no clear flightline which makes them suboptimal or unsuitable. No field signs of bat presence were identified during the external inspection.

Internal

3.2.3 Internally the 4th floor attic space is open to the apex and previously converted. The roof is supported with a metal frame and some supporting wooden beams which have been mostly covered with insulation. The attic space is well sealed with no identified gaps which would allow bats access. No PRFs identified which would be accessible to bats and no field signs of presence found.

Surrounding habitat

3.2.4 There building is located in a heavily urbanised area being central Manchester. There are a few scattered trees but these are minor and considered suboptimal commuting and foraging habitat for bats.

Roost potential

3.2.5 The building has been assessed as having low potential to support roosting bats. This is primarily due to the lack of surrounding foraging and commuting habitat, reasonably well maintained nature of the building and low number of PRFs which would only be suitable for singular, crevice dwelling bats.

3.3 Dusk Emergence Survey

3.3.1 The dusk emergence survey was undertaken during optimal weather conditions throughout being dry, light breeze, 40% cloud cover and 17◦C. The survey commenced at 21:06 prior to sunset at 21:21 and finished at 22:51.

3.3.2 No bats were observed emerging from the building during the survey. The first bat activity was at 21:45 being a common pipistrelle which arrived from the south west before passing over the building to the north. There was low activity during the survey with some foraging recorded above the trees adjacent to the building. Occasional passes over the building were recorded with only singular bats observed at any one time. The front of the building facing onto St. Ann Street supported a large floodlight approximately two thirds of the way up the building. With the presence of bats around the building and over the roof its advised that the proposed roof terrace should only install sensitive outdoor lighting to avoid impacting upon adjacent habitat used by bats.

CONCLUSIONS

3.3.3 No bats were observed emerging from the building on site; therefore, the planned roof works can proceed without bat constraint. In the highly unlikely event of a roosting bat being identified during the works then they should cease, and a bat licensed ecologist called to assess the situation and advise accordingly.

EVERGREEN ECOLOGY

APPENDIX 1 – SITE PHOTOS


TOSHIBA






Vincenzo


ST ANNS
CHURCHYARD




Vincenzo
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00:53:21
PixFra
2026-07-22 21:58


00:36:17
PixFra
2026-07-22 21:45